

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/01/2026 12:48 PM from [REDACTED]

Application Summary

Address:	Land At Rose Farm Downs Road Istead Rise Gravesend Kent
Proposal:	Outline planning application for the demolition of 64 Downs Road and erection of up to 154No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gravesend, Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to the proposal to build 154 new houses within the green belt area around Istead Rise. My objections are based on me living in Istead Rise and the knowledge that we cannot accomodate this additional number of residents. My main reasons of objection are: * Already have problems getting in and out of Istead Rise at peak times. In the morning, the queue runs along the Wrotham Road. When coming out of Istead Rise you join the queue of crawling traffic in order to reach the roundabout by the A2. This problem has increased since the large estate was built next to Morrisons with continuous traffic coming around the roundabout not allowing residents from Istead Rise direction sufficient gaps in the constant traffic flow. This is a daily occurance. The same of an evening trying to turn into Istead Rise. * There are already daily accidents on surrounding roads due to volumn of traffic with the road systems unable to manage. This causing daily congestion and the area is regularly gridlocked. * There is only 2 main routes out of Istead Rise - the Wrotham Road access where traffic is getting busier all the time, especially with the addition of houses being built in Meopham and surrounding areas, and the exit from Downs Road. This also already has trouble managing the volumn of vehicles with queueing traffic on Broaditch Farm Road to the A2 roundabout, especially in rush hour times. These additional houses will clog the traffic system up even further. * We are suffering from more flooding issues in Istead Rise due to the lack of drainage as all green areas are being used / applied to be built on. The Downs
-----------	---

Road is flooded every time when it rains and affects 3/4 of the road as it is. This development will significantly increase an existing problem.

- * The doctors struggle already with the local residents and it is difficult as it is to be able to get a doctors appointment due to lack of available appointments. These additional houses with families will add to an already overloaded practice.
- * The local village school is not large enough to accomodate the additional residents.

- * The road layout will also not be able to accomodate the additional traffic and will make the area / roads unsafe for the children.

- * Our local hospital is already under daily pressure and one is unable to get into the already busy parking areas to attend an appointment. It can regularly take around an hour to queue to get onto the hospital premises in order to park. There is no capacity to accomodate additional housing estates.

- * This is not a suitable location for such an estate to be built as the transportation from Istead Rise is very poor. There are no regular buses from Istead Rise with no service in the late evening and no buses running on a Sunday. You also cannot get a direct bus to the local hospital cutting the village off even more.

- * There is no train station and has no safe walkabout roads from Istead Rise to the nearest train stations.

All in all none of this development will be in the residents benefit and will only make living in Istead Rise more difficult.

The village has existed for over 60 years without the need to build on protected green belt areas - why does this have to change now? We already have outstanding issues that need addressing to improving Istead Rise - ie pavement and road qualities - these issues need to be addressed as priority first.

Kind regards